



City of Fredericksburg, Virginia

Residential Occupancy



How is the number of people who can live in a dwelling determined?

The City has adopted a Zoning Ordinance which regulates who and how many people may occupy a dwelling unit.

What is the City's definition of a dwelling unit?

Dwelling unit means one or more rooms in a residential building or residential portion of a building which is or are arranged, designed, used, or intended for use as a complete, independent living facility for no more than one family, and which includes permanent provisions for living, sleeping, eating, cooking and sanitation. [Sec. 78-1]

What is the City's definition of a family?

Family means one person or two or more persons related by blood, adoption or marriage, living and cooking together as a single housekeeping unit, with no more than two boarders, or a group of not more than three unrelated persons living together as a single housekeeping unit. [Sec. 78-1] Or any group identified in § 15.2-2291 of the Code of Virginia, (e.g. mentally ill, mentally retarded, or developmentally disabled).*

* Persons who are related, may, by official public records such as government issued identification, birth or marriage certificates or by affidavits, demonstrate that they are related to one another.

Why does the City of Fredericksburg regulate the number of people living in a dwelling unit?

As the population of the City grows, the demand for housing increases and many people search for affordable housing options. During the past several years, the City has received an increasing number of complaints from its citizens regarding overcrowding in single-family dwellings. In its worst state, overcrowding results in a threat to public safety and the welfare of the occupants of the homes, as well as the neighborhood.

Health studies indicate that:

Overcrowding increases a negative effect on children by restricting the exercise and play areas.

Overcrowding increases a negative psychological effect on the occupants by reducing privacy.

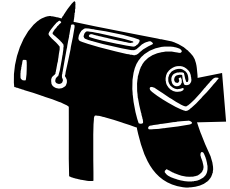
Overcrowding increases physical and mental fatigue when performing routine household tasks.

Overcrowding increases the risk of spreading infection and disease between occupants.

Who do I contact for more information or to make a complaint about residential overcrowding?

You can contact the Zoning Officer via:

- E-mail at dmward@fredericksburgva.gov
- Regular mail –
City of Fredericksburg
Attn: Zoning Officer
P.O. Box 7447
Fredericksburg, VA 22404
- Fax – Attn: Zoning Officer 540-372-6412



**This information has been prepared
by the
City of Fredericksburg
Office of Planning & Community Development**